	1194	
PETITION FOR Z	ONING VARIANCE	
TO THE ZONING COMMISSIONER OF BALTII		4
The undersigned, legal owner(s) of the procession of the description and plat attached h	Morty situate in Bellimore County and which	
	To permit a 30 foot rear ward	
(waterside) setback and a 36 foot f	ront yard setback in lieu of	
the minimum 50 feet.		
of the Zoning Regulations of Baltimore County, t following reasons: (indicate hardship or practice	a contently)	
1, My family has grown and . doesn't have adequate him	the house we now live in	15 15
worsn't have adiquate sur	ng space.	DATE 11 20 9
2. The way the property lin build 50' off the property	e runs on an angle I can	To go
Property is to be posted and advertised as	t prescriber a Towns Dominations	1000
	riance advertising, posting, etc., upon filing of the	
<b>i</b>	I/We do solemnly declare and affirm under the penalties of perjury, that I/v are the legal owner(s) of the proper which is the subject of this Petition.	we.
Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	Beensed En'l Eckert III (Type or Print Name)	<b></b>
Signature	Signature Comit Copy	· <b>-</b>
Address	. Type or Print Name)	, 
City and State	- Signature Jel Cibles	!- 
Attorney for Petitioner:		- 1/73
(Type or Print Name)	4048 Chestnut Rd H 335- Address Phone No.	3227
Signature	Bowley's Quarter MD. City and State	· <b>-</b>
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	Q-
City and State	Name	-
Attorney's Telephone No.:	Address Phone No.	. <del>*</del>

ORDERED By The Zoning Commissioner of Baltimore County, this

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies

for development in the Chesapeake Bay Critical Area

which accommodate growth and also address the fact

that, even if pollution is controlled, the number,

movement, and activities of persons in that area can

permanent part of the decision rendered in this case. There is no evi-

dence in the record that the relief requested would adversely affect the

health, safety, and/or general welfare of the public provided there is

compliance with the requirements of the Department of Environmental Protec-

public hearing on this Petition held, and for the reasons given above, the

Baltimore County this Lot day of March, 1990 that the Petition for

Zoning Variance to permit a rear yard setback of 30 feet and a front yard

setback of 36 feet, in lieu of the minimum required 50 feet for each, for

a proposed addition in accordance with Petitioner's Exhibit 1, be and is

hereby GRANTED, subject, however to the following restrictions which are

1) The Petitioners may apply for their building

permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that pro-

ceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its

These recommendations shall be attached hereto and become a

Pursuant to the advertisement, posting of the property, and

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

create adverse environmental impacts.

tion and Resource Management as more fully described below.

relief requested should be granted.

conditions precedent to the relief granted:

original condition.

MARCH 1990

distance of 1,030 feet east of the centerline of Seneca Road. Being lot number 146 in the subdivision of Bowleys Quarters, Plat Book 7, Folio 13. Also known as 4048 Chestnut Road, containing .5950 acres in the 15th Election District.

ZONING DESCRIPTION

Beginning on the northeast side of Chestnut Road, 30 feet wide, at the

PETITION FOR ZONING VARIANCE \* DEPUTY ZONING COMMISSIONER the c/l of Seneca Road (4048 Chestnut Road) \* OF BALTIMORE COUNTY 15th Election District 5th Councilmanic District \* Case No. 90-337-A Bernard E. Eckert, III, et ux \* \* \* \* \* \* \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 30 feet and a front yard setback of 36 feet, both in lieu of the minimum required 50 feat for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 4048 Chestnut Road, consists of 15,920 sq.ft. zoned R.C. 5 and is improved with a single family dwelling. Said property is located within the Chesapeake Bay Critical Areas on Seneca Creek. Petitioners are desirous of constructing a 28' x 38' addition to provide more habitable space for their growing family. Testimony indicated that due to the shape of the lot and the location of existing improvements thereon, the proposed additiona cannot be constructed to meet setback requirements of the zoning regulations. Petitioners testified the proposed improvements will meet the requirements of Critical Areas legislation and will not result in any detriment to the health, safety or general welfare of the community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establ h that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 24, 1990, attached hereto and made a part hereof.

> / MN-sterauce ANN M. NASTAROWICZ Deputy Zoning Commissioner

for Baltimore County

CRITICAL AREA

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: January 24, 1990 TO: Mr. J. Robert Haines

Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 194 Eckert Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 4048 Chesnut Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Dorothy and Bernard Eckert

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3.B.3 "To permit a 30 foot rear yard (waterfront) setback and a 36 foot front

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines January 24, 1990

5. Regulation: "The stormwater management system shall be designed

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater tunoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: At present, rooftop runoff does not appear to be collected in rainspouts. In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the sits.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapezke Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

> Robert W. Sheesley, Director / Department of Environmental Protection and Resource Management

Attachment

The Control of the Co cc: The Honorable Ronald B. Hickernell The Honorable Norman R. Lauenstein

> The Honorable Dale T. Vol2 Mrs. Janice B. Outen Gwen Stephens, Zoning

AMN:bjs

- 4-

- 3-

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

Mr. & Mrs. Bernard E. Eckert, III

4048 Chestnut Road

Bowleys Quarter, Maryland 21220

Petition for Zoning Variance NE/S of Chestnut Road, 1030' NE of c/l of Seneca Road 4048 Chestnut Road 15th Election District - 5th Councilmanic

Petitioner(s): Bernard Emil Eckert, III, et ux HEARING: WEDNESDAY, MARCH 7, 1990 at 2:00 p.m. Please be advised that \$128.21 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)

RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY

UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the Please make your check payable to destimore Lounty, marysand, bring the check and the sign & post set(s) to the Zoning Office, County Office Buildtheck and the sign a pust sector to the funing differ, county diffice outloging, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set

Very truly yours,

NOTE: (If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, tele-

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

January 23, 1990

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance CASE NUMBER: 90-337-A NE/S of Chestnut Road, 1030' NE of c/1 of Seneca Road 4048 Chestnut Road 15th Election District - 5th Councilmanic Petitioner(s): Bernard Emil Eckert, III, et ux HEARING: WEDNESDAY, MARCH 7, 1990 at 2:00 p.m.

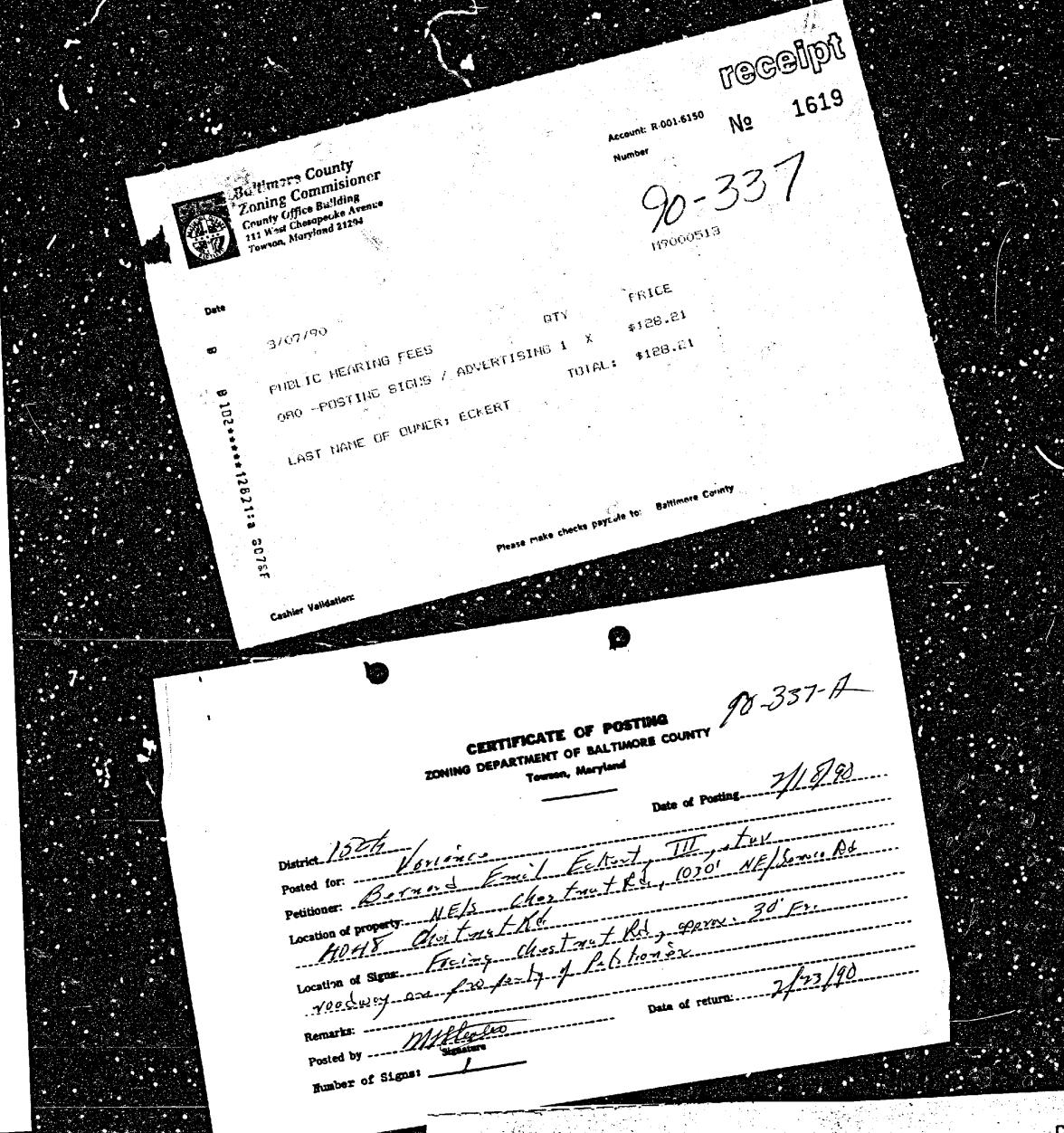
Variance: To permit a 30 ft. rear yard (waterside) setback and a 36 ft. front yard setback in lieu of the minimum 50 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or pre-

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

> ZONING COMMISSIONER BALTIMORE COUNTY. MARYLAND

cc: Mr. & Mrs. Eckert



Z-SW 1988 COMPREHENS 1"=200'SCALE THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Petition for Zoning Variance
Case number: 90-337-A
NE/S of Chestnut Road,
1030' NE of art of Senson
Road
4048 Chestnut Road
15th Election District
5th Councilmanic
Petitioner(s):
Bernard Emil Ecuart, III., et Mearing Date: Wednesday, Mar. 7, 1990 at 2:00 p.m.

Variance: To pennit a 30 ft. rear yard (waterside) setback and a 36 ft. front yard setback in lieu of the minimum 50 ft. In the event that this Petition is prented, a building permit may be leaved within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the le-suance of said purnit during this period for good cause shown. Such request must be in writing and receiv it in this critice by the date of the hearing sat above or

A ROBERT HAINES

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 8, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on Jeb 1.19 90.

s. Zole Olm

CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

442 Eastern Blvd. Balto., Md. 21221

February 8, 19 90

THIS IS TO CERTIFY, that the annexed advertisement of

Bernard Emil Eckert, III in the matter of Petition for Zoning Variance of 4048 Chestnut Rd. Case # 90-337-A P.O.#0101836, Req. #M38180. 94.5 lines @.55 or \$51.97

successive week(s) before the \_\_\_\_\_9 day of \_\_FEB. \_\_\_\_1990 : that is to say, the same was inserted in the issues of Feb 8 19 90.

The Avenue Inc.

By Diarib Coldwell

Notice Of Hearing
The Zoning Commissioner of
Baltimore County, by authority of the Zoning Act and Regulations of Balt more County will hold a public hearing on the property identified herein n Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance Case Number:90-337-A NE/S of Chestnut Road, 1030' NE of c/1 of Seneca 4048 Chestnut Road
15th Election District 5th Councilmanic
Petitioner(s): Bernard Emil Eckert, III, et ux HEARING DATE: WEDNESDAY, MARCH 7, 1998 at 2:00 p.m. rear yard (waterside) setback and a 36 ft. free# yard setback in lieu of the minimum 50 ft. In the event that this Petition is (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this of-ice by the date of the irearing set above or presented at the NOTE: (If 'PHASE IF of the 'SNOW EMERGENCY PLAN' is in effect in Baltimore County on the above hearing date, the Hearing will be postponed in the event of snow, telephone 887-3391 to confirm hearing date.)

J. ROBERT HAINES

Zoning Commissioner of Baltimore County

Maryland Zoning Commisioner
County Office Building
111 West Chesapeake Avenue 12/13/89 PUBLIC HEARING FEES 010 -IONING VARIANCE (IRL) TOTAL: \$35.00 LAST NAME OF OWNER: ECKERT B 8 133\*\*\*\*\*\*35±0:a 2142F Please make checks psyable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 8 19 90 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on Jeb 1 19 50

THE JEFFERSONIAN

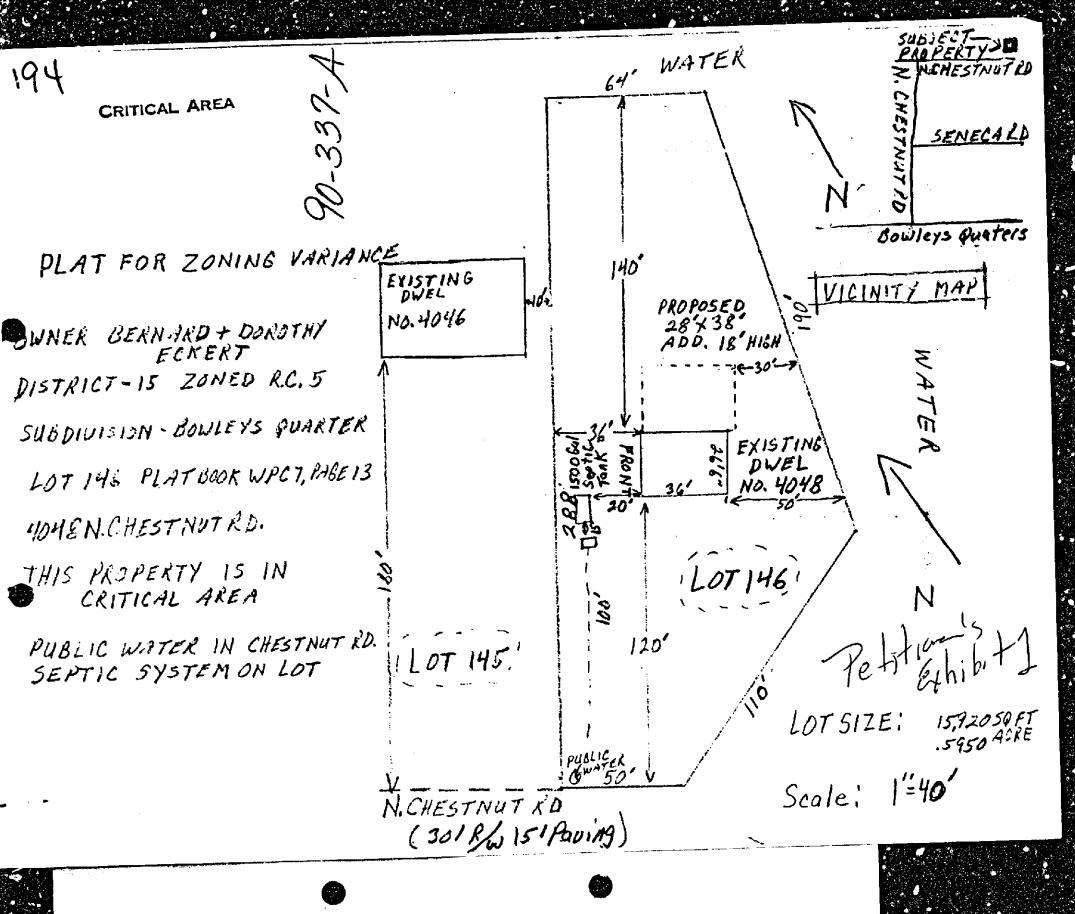
was inserted in The Avenue News a weekly newspaper

Road
4046 Construct Poad
15to Blue Con Claims
9th Councilments
Potitioner(e):
Bernard Entil Eclarit, 24, et Variance: To permit a 30 ft. rear yard (waterside) authoric and a 36 ft. front yard authoric in See of the minimum 50 ft. In the event that this Putton is granted, a building parall may be issued within the thirty (30) day appeal period. The Zs ring Convisionary will, however, entertain any sequent for a stay of the lemanter of said permit during this period for good cause shown. Such request must be in writing and received in this cities by the date of the hearing set above or go, "led at the hearing."

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Beltimore County on the above hearing date, the Hearing will be postponed. In the event of Jacon, stephone 887-3301 to confine hearing date.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Requisions of Saltimore County with hold a yearlic meaning on the property identified herein in Room 103 of the County Office Building, in cased at 111 IP. Cheespeake Avenue by Towson, Maryland 21204 as follows:

Follion for Zoning Variance Core number: 90-357-A NE/S of Cheefult Fload, 1030' NE of of Seneos



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

February 20, 1990

Mr. & Mrs. Bernard Eckert 4048 Chestnut Road Baltimore, MD 21220

RE: Item No. 194, Case No. 90-337-A Petitioner: Bernard Eckert, et ux Petition for Zoning Variance

Dear Mr. & Mrs. Eckert:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: January 24, 1990 TO: Mr. J. Robert Haines

Zoning Commissioner FROM: Mc. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 194

Eckert Property

Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 4048 Chesnut Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Dorothy and Bernard Eckert

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3.B.3 "To permit a 30 foot rear yard (waterfront) setback and a 36 foot front

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

"Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;

Conserve fish, wildlife and plant habitat; and

3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 27th day of December, 1989.

Robert Haines
'I'M COMMITTEE

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500

Paul H. Reincke

DECEMBER 29, 1989

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



Dennis F. Rasmussen

BERNARD EMIL ECKERT, III RE: Property Owner: Location:

NE/S OF CHESTPUT ROAD Item No.: Zoning Agenda: DECEMBER 26, 1989

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division

Memo to Mr. J. Robert Haines January 24, 1990

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-213(a)>.

Fincing: The existing dwelling is located approximately 35 to 50 feet from the mean high tide line. The proposed addition is located in alignment with the existing dwelling and shall be located no closer to the mean high tide line than existing structures.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" (COMAR 14.15.02.04 C.(5)).

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size

2 items - minimum 4 foot size Tree list:

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated

4. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" (COMAR 14.15.02.04 C.(7)).

Finding: The sum of all man made impervious areas equals 13% of the lot.

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines Zoning Commissioner

March 12, 1990

Mr. & Mrs. Bernard E. Eckert, III 4048 Chestnut Road Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE

NE/S Chestnut Road, 1,030' NE of the c/l of Seneca Road (4048 Chestnut Road) 15th Election District - 5th Councilmanic District Bernard E. Eckert, III, et ux - Petitioners Case No. 90-377-A

Dear Mr. & Mrs. Eckert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

( M. Nestranga ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

cc: Chesapeake Bay Critical Areas Commission Tawes State Office Building, D-4, Annapolis, Md. 21404

People's Counsel

Memo to Mr. J. Robert Haines January 24, 1990 Page 3

5. Regulation: "The stormwater management system shall be designed

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of the which would have come from the site if it were in its predevelor ent state" (Baltimore County Code, Section 22-217(h)>.

Findings: At present, rooftop runoff does not appear to be collected in rainspouts. In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sneet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

> Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

RWS:DCF:ju Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman R. Lauenstein The Honorable Dale T. Volz Mrs. Janice B. Outen Gwen Stephens, Zoning

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

January 11, 1990



J. Robert Haines Zoning Commissioner County Office Building

Dear Mr. Haines:

Towson, MD 21204

The Bureau of Traffic Engineering has no comments for items number 191, 192, 194; 195, 196 and 197.

Very truly yours,

Michael S. Flanigan, Traffic Engineer Assoc. II

Carl Ball State Barrer -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 20, 1989

EC 2 7 400

Pat Keller, Deputy Director Office of Planning and Zoning

J. Robert Haines

Zoning Commissioner

SUBJECT: Bernard E. Eckert, III, et uz, Item 194

The Petitioner requests a Variance to front yard and rear yard setback requirements.

In reference to this request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

JK/KEK